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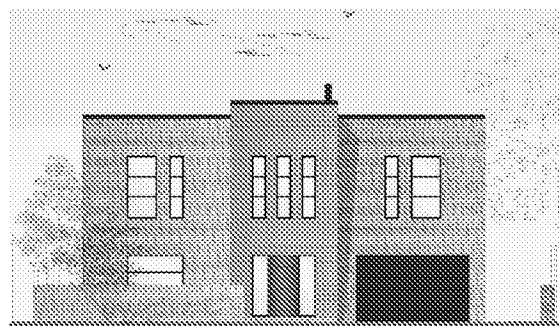
DESIGN AND ACCESS STATEMENT

for a

Replacement Dwelling

at

5 Central Drive
Bognor Regis, PO22 7TT



December 2018

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1.0 Introduction

It is proposed to replace the existing, poorly constructed and characterless dwelling upon the large site, with a new detached dwelling designed family home which is capable of supporting a sustainable and modern style of living.

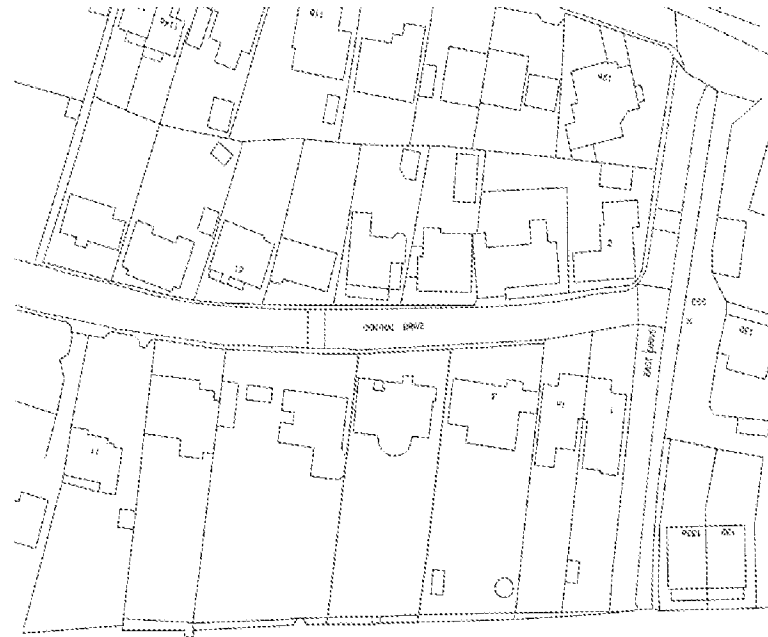
This Design & Access statements forms part of a Full Planning Application process.

This Statement elaborates in detail how the design of the new dwellings has evolved and how the proposal will make a positive contribution to the character and appearance of the surrounding area. The Statement also demonstrates how the design of the scheme complies with the relevant planning policies at national and regional level.

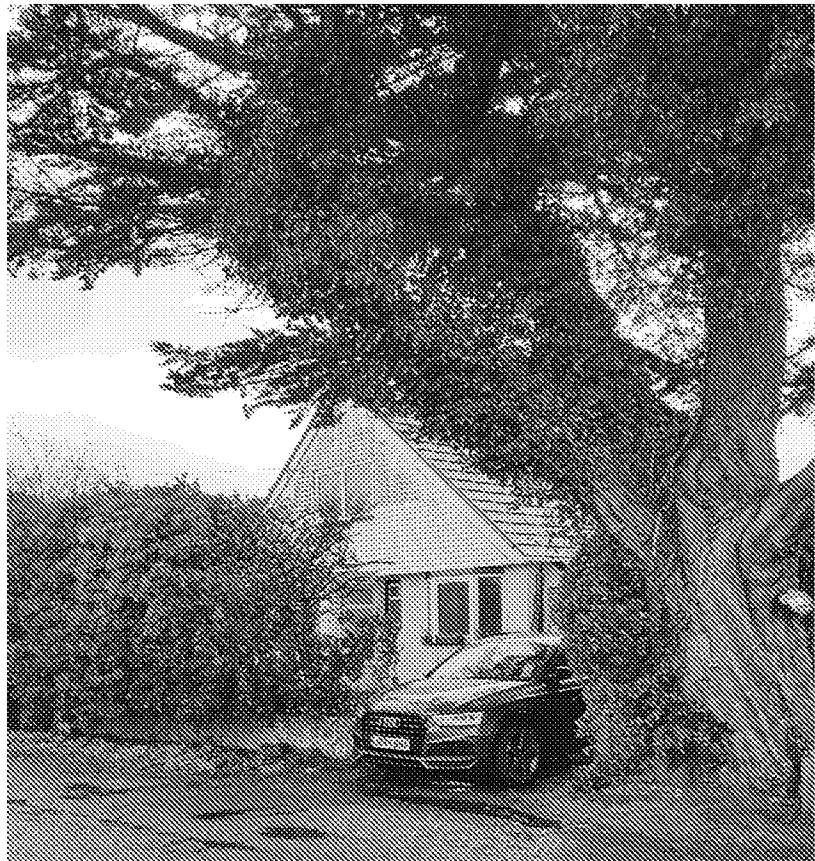
2.0 Context

- Existing Site

Bognor Regis is a seaside resort in West Sussex on the south coast of England. Properties are typically detached & semi-detached, set in generous/medium plots and are varying character, scale and typology.



The immediate local area comprises a wide variety of residential dwellings on a range of plot sizes. Central Drive consists mainly of detached properties although these vary from bungalows to large two and a half storey properties in accommodating plots.



Front View of 5 Central Drive

The existing site is located directly off Central Drive. The land is currently occupied by a substantial two storey detached dwelling house which is in an extremely run-down state and adds no architectural merit to the current street scene. It consists of a two-storey rendered dwelling, with a pitched tiled roof, feature white timber cladding, soffits and fascia's, metal/UPVC windows and doors. The front façade is particularly wide and fills most of the width of the plot. The front garden is a mixture of soft and hard landscaping with one vehicle entrance. To the rear there is a substantial garden that is laid to lawn. The house is out of keeping with the street frontage line.

The site sits on a medium plot of 860sqm within a residential area, with properties surrounding it that vary in height and mass. There are several local facilities within walking distance of the site.

The building mix within the local vicinity is solely residential and is a mixture of detached and semi-detached properties, with various heights and styles. There is no particular vernacular style within the surrounding area with individual buildings introducing different architectural styles and features to the area. Over the last few years several contemporary modern dwellings have been built and are approved to be built adjoining and surrounding the site, and within the wider area. The overall area is known for its acceptance of individuality in terms of built form, which over the years have created interesting and dynamic street frontages.



- The New Dwelling

The proposed scheme is to incorporate a well-proportioned detached three-bedroom dwelling into the existing plot. The footprint of the proposal is positioned centrally on the plot, aligned with the side boundary fence line to ensure that optimal solar gain is achieved whilst ensuring safe access to and from the site. The relationship with neighbouring properties was a main consideration with the siting of the proposed replacement dwelling.

3.0 Amount & Scale

In terms of the size of the proposed replacement dwelling, this will have a footprint of 170sqm. The scale is a slight increase of the existing but considered acceptable when compared with large nearby properties.

Taken in context with the surrounding area the new dwelling will be in keeping with the scale of properties within the area. There is no dominant architectural style or scale on Central Drive, and the scale of the building is appropriate for the plot size. The buildings character is of a traditional residential brick with a flat roof appropriate to the area.

The size of the internal rooms are:

Kitchen/dinning: 51 sqm

Main bedroom including ensuite & dressing room: 32 sqm

Snug: 18 sqm

Cinema: 19 sqm

WC: 1.7 sqm

Bedroom 1-2 including ensuites: 27 and 22 sqm

Garage: 36 sqm

Main bathroom: 12 sqm

Boot room including ensuite: 20 sqm

The front garden will be 90 sqm while the rear will be 555 sqm.

4.0 Design and Appearance

The design ethos from the outset, was to create a modern building but using traditional materials, in order to achieve a sustainable family home. Whilst there is no overall prevailing pattern and design of housing in the surrounding area, our Clients are conscious of achieving a design sympathetic with and complementing its setting. The combination of facing brick & grey/silver larch horizontal cladding with black windows/doors & eaves-line, all of which are under a flat roof will ensure that the proposal will result in a sufficiently high quality built form.

The design of the building has been based upon the traditional architecture using a mix of traditional materials. The walls will be sandy brown facing brick & grey/silver larch horizontal cladding. Windows and doors will have aluminium frames. The roof will be a warm flat roof. Additional features will be the inclusion of rooflights to take advantage of the sunlight and a corner with dental brickwork.

The design intention is for the house to be visually appealing with plenty of interest and articulation to the elevations. There is no one design or style of dwelling that stands out within Central Drive, all the dwellings in the immediate vicinity have their own individual design whilst using traditional building materials. The proposed dwelling also has its own individual style and will blend in with the surrounding buildings and also the seascape.

5.0 Layout

The ground floor plan will provide two bedrooms and a study to the rear of the house, while the bathroom will be located in the centre and boot room & garage to the front.

The first floor plan will provide a master bedroom and the kitchen/breakfast area at the rear elevation to take advantage of the sun throughout the day, leaving the front of the property for a small snug and cinema room.

Any increase in vehicular movements is likely to be minimal. All the habitable rooms to the dwelling face to the rear of the property. No windows to any habitable rooms will be overlooking the neighbouring dwellings. The window on the dressing room and kitchen at first floor will be at high level to avoid overlooking.

Refuse Location:

The site has sufficient space at the front to store refuse bins and to be collected weekly.

6.0 Landscaping

Surface Water:

Permeable paving will the water to gradually percolate through to the ground. Hard landscaping will consist of more non-permeable materials such as gravel and paving slabs. Rainwater runoff from the building will be dealt with in a suitable manner, subject to site investigation.

Foul water:

Foul water discharge will be dealt with by connecting to the existing foul sewer system.

Planting:

Soft landscaping will be a combination of a small tree, grass and planted borders to the front with hedging to the boundaries. Plants to be used in the borders will need to be fairly drought tolerant to reduce the requirement for watering and hardy to withstand the coastal location.

Trees and Hedges:

The main existing trees will be retained and pruned where necessary, while planting a new ornamental one to the front.

7.0 Access

Access will be as existing from Central Drive.

Most of the internal doors at ground floor will be 838mm wide with the bathroom being designed in accordance with Part M of the Building Regulations.

8.0 Sustainability

In order to meet climate change CO2 Carbon emission reduction targets for new dwellings, the proposed new dwelling will be designed to meet a high level of sustainability. This will be achieved in the following ways:

Water Efficiency:

Mandatory internal water use to be limited to 105 litres/person/day or less using water efficient appliances not exceeding the following

Bathroom taps 4 litres/minute

Kitchen /Utility taps 7 litres/minute

Showers 10 litres/minute

Bath 160 litres capacity to overflow

Toilet dual flush 6/3 litres

Rainwater to be collected in two rainwater butts each with a minimum capacity of 200 litres connected to the rainwater pipe with automatic overflow to the drainage surface water drainage system.

Sustainable Construction:

The fabric of the building along with the mechanical and electrical installation will aim to achieve an improvement of the Dwelling Emission Rate over the Target Emission Rate on the current Building Regulations. This will be achieved with fabric U-values being better than those required by the current Building Regulations. The table below gives an idea of the fabric U-values that we will be aiming for:

Roof (flat) 0.13 W/m²K

Walls 0.18 W/m²K

Ground Floor 0.13 W/m²K

Windows & Doors 1.4 W/m²K

In addition, the building will be pressure tested in accordance with the Building Regulations, with the aim of achieving an air tightness figure of 5.5 m³/hr.m².

Construction materials such as timber will be obtained from sustainable and managed sources.

Renewable Energy:

Heating and hot water will use a highly efficient wood pellet boiler or ground/air source heat pump providing heating via a wet underfloor heating system on the ground floor and first floor. Heating will be controlled by a seven day programmer, room thermostats. Where under-floor heating is used, individual floors and areas will be zoned and thermostatically controlled. Any hot water cylinder will have at least 50mm of insulation. In addition, solar panels will be located on the roof to provide at least 10% of the buildings energy from renewable energy.

9.0 Noise Impact Assessment

The proposal for a replacement dwelling will have no adverse noise impacts upon the surrounding area as the proposed use of the land and the dwelling will be in keeping with the surrounding residential nature of the area.

10.0 Relevant Planning History

There is no planning history on the Arun District Council website. However, a planning application was made for a similar proposal but was withdrawn, subject to comments from the planner. After a subsequent meeting with Andrew Wood a Senior Planning Officer at Arun DC, the current proposal has been amended to address any impact of the dwelling on the street scene in terms of its bulk, design and width at first floor level and also to mitigate the adverse overbearing impact on No 3 given the depth of the rearward projection.

11.0 Planning Policy

The applicant will be seeking a full planning permit for a replacement dwelling. The policies contained within the National Planning Policy Framework published 27 March 2012 will apply. The proposals have also been considered with particular regard to the Arun District Council current Local Plan and all relevant Supplementary Planning Guidance, Supplementary Planning documents and material considerations. The following policies of the Arun Local Plan are relevant to this application:

Arun District Local Plan:	<u>GEN2</u>	Built-up Area Boundary
	<u>GEN7</u>	The Form of New Development
	<u>GEN10</u>	Tidal Flooding and Coastal Defense
	<u>GEN28</u>	Trees and Woodlands
	<u>SPD3</u>	Parking Standards

<u>Publication Version of the</u>	D SP1 Design
<u>Local Plan (October 2014):</u>	D DM1 Aspects of Form and Design Quality
	ENV DM4 Protection of Trees
	SD SP1 Sustainable Development
	SD SP2 Built-Up Area Boundary

Planning Policy Guidance	NPPF	National Planning Policy Framework
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12.0 Flood Risk

The Environment Agency flood maps confirm that the site is flood Zone 1 with a low risk of flooding from all sources. An independent Flood risk assessment will accompany the application.

13.0 Summary

- The proposals have been considered with particular regard to National and Local Plan policies
- The design ethos from the outset was to create a family home which can not only support a modern style of living and sense of well-being, but also to be sustainable and adaptable for future generations to come
- The position of the property and the internal living arrangement will ensure that optimal solar gain is achieved whilst causing no significant harm to the residential amenities of neighbouring properties
- The proposed development respects the architecture of the immediate area, whilst at the same time retaining its own identity. The design, materials and landscaping are all to be to a high standard, and where possible the use of locally sourced materials will be employed
- Whilst there is no prevailing design of properties in the area, the design of the submitted proposal will ensure that the built form will compliment and be harmonious with adjoining properties. Care has been taken to ensure the proposal does not detract from the character and appearance of the locality and, we believe, will in fact enhance it. As outlined within the Local Plan, good design should respect the character of its setting and can make a positive contribution to reinforcing local distinctiveness
- It is our intention to create principal internal living areas with the ability to create sufficient levels of thermal mass in order to reduce the energy usage for the occupiers. High levels of insulation to the walls, floors and roof will further aid in increasing the energy efficiency of the dwelling. Where the consumption of water is concerned, the predicted indoor water use will be less than 105 litres per person per day. To summarise, due diligence has been undertaken to ensure that the siting, layout, orientation and design achieve the optimum degree of energy and water efficiency, whilst at the same time meeting our Clients requirements of their 'lifestyle' design brief
- The proposal would not result in the loss of significant buildings, related spaces, trees, shrubs, hedges, or other features important to the character of the built-up area or landscape
- The proposed development, we believe will have minimal impact on the landscape character or be of detriment to its landscape setting. Whilst it is acknowledged that the proposed replacement dwelling is slightly larger in scale than the existing dwelling, through a conscientious design process the proposed built form will not only complement its beach setting but will enhance it at this location
- The development proposed will not result in unsympathetic change to the character of the street

- * Consideration has been given to the potential impact of the proposal on the landscape
- * Consideration has been given to the biodiversity on the site and with an appropriate and sensitive landscaping scheme
- * Sustainable construction techniques have been incorporated into the design
- * A waste management and minimisation plan will be implemented as part of the construction phase of the project to the approval of the LPA
- * Through a conscientious approach at conceptual stage and with consideration given to the relevant policies of the Local Plan and guidance the resultant proposal, is an appropriate development in this location and will not detract from the character of its setting

Appendix A Pre-Application Advice

A Pre-application was submitted to Arun District Council and answer received on the 16th May 2018. Case officer assessed the proposal and provided the following feedback which we have answered for the submission of this planning application.

Principle

The site is within the built up area of Bognor Regis and the principle of a one-for-one replacement dwelling is likely to be acceptable subject to satisfactory details of layout, design, materials and safeguarding the amenities of adjoining properties.

Design

The site is within the built up area of Bognor Regis and the principle of a one-for-one replacement dwelling is likely to be acceptable subject to satisfactory details of layout, design, materials and safeguarding the amenities of adjoining properties. Planning Policies and Central Government advice support the efficient and effective use of land. Policy GEN7(ii) requires new developments to respond positively to the identified characteristics of a particular site to create developments which respect local characteristics. Furthermore new development should be well integrated with and complement the local area in terms of, for example, layout.

Proposed Design

The design features a bold, rectangular, contemporary design with a large expanse of flat roof. Whilst the design is of high quality which may be appropriate in certain settings I am concerned that it may be an obstacle to securing detailed planning permission in a more traditional and conservative context such as this. Although the surrounding area is not within a conservation area or affect the setting of any listed buildings it nevertheless contains a wide variety of designs and house types reflecting the coastal location in what could be termed 'seaside vernacular' which features extensive use of architectural features which have a maritime influence such as timber cladding, decking, masts, glazed panels and flat roofs. It is acknowledged that there may be other examples of local designs incorporating elements of flat roofs but I am concerned that the proposed design may be considered too extreme and has little in common with its neighbours. The adjacent properties feature traditional pitched roofs and are less bulky than the proposed design which make them easier to assimilate in the surrounding townscape. For the design to be considered appropriate to the area the application will need to demonstrate that this linear and 'Box' like appearance is complementary to its location in terms of materials and fenestration. Without such justification this application is likely to fail.

Conclusion

Based on the above comments it is concluded that were an application to demonstrate with evidence that the replacement dwelling positively responded to its immediate surroundings to create a visually pleasing dwelling it would be likely to be approved subject to conditions relating to details of materials, landscaping, parking provision, fenestration and surfacing.

Response to the pre-application advice

With regard to the design approach, the client brief was for a simple, but bold and elegant design. The design attempts this with a proposal for a striking building, celebrating the most traditional and common of building materials, the humble brick. Used in a simple way, this modern brick gives a sleek and crisp look, with no fussy detailing which lends itself to a contemporary and sharp finish. Slim and black framed glazing punched into the brick facades around the building subtly breaks up each elevation. The flat roof is deliberate in order to create a perfect platform for positioning an array of solar panels away from view. It should be noted that flat roofs were a common sight on many yesteryear coastal properties.

In order for the brick building to tie itself and sit neatly within the site, all boundary treatments will be finished in the same brick and bond as the main dwelling.

This is a forever home for the client and not a development venture. The client is investing in good design and ultimately hard-earned money, rejuvenating the area by producing a new building for the 21st century. All materials will be of a high standard and robust due to the coastal location. This will ensure that the building will be enjoyed for many generations to come.

Arun are a forward-thinking local authority that champion good and modern design. This can be seen in current developments in the Arun area including both residential and commercial sites. For example, both flat roof dwellings that can be found in Southdean Drive.

The proposal is a flagship design for the area and will no doubt encourage similar schemes to be adopted. The effect of good design can clearly be seen in local coastal areas such as Elmer, Worthing, the Wittering's and Bracklesham. There are several existing brick dwellings locally and in the wider area. Whilst it is noted that a number of dwellings do indeed have cladding and render finishes, it can be argued that these finishes have in some instances been applied retrospectively over the years onto brick, to aid weathering on inadequately built walls. Construction detailing of yesteryear did not consider weathering as much as today. Therefore, a brick finish constructed incorporating modern building techniques, has as much right to be applied to the design of a coastal property as does render or cladding.

The proposal offers a bold, but simple piece of architectural design which will benefit the immediate area and the wider area locally.

Appendix B Example of modern beach design



